



18 Tavistock Road
Launceston | Cornwall



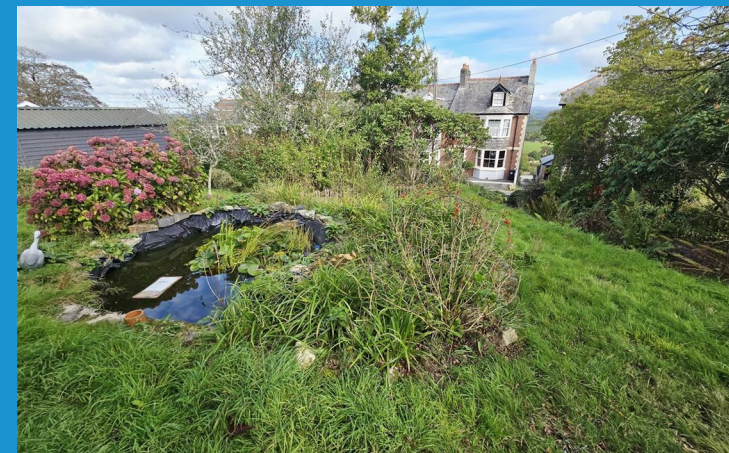
Town • Country • Coast



An attractive 3 bedroom detached bungalow situated on the outskirts of Launceston with a generous plot which includes established gardens and parking. The property does need updating but offers great potential and offers a veranda and balcony wrapping around the side and rear with far reaching views.

The property is approached via the rear, where a shared lane from Race Hill leads to a gravelled parking area where there is wooden summerhouse and provision for 2 vehicles. There is a back door into the property, however the main entrance is at the side, where steps lead up onto the veranda where there is a door leading into the hallway. There is a spacious dual aspect living room alongside a kitchen and breakfast room which is open-plan, with a door at the rear into a lean-to.

The 3 bedrooms are all spacious double rooms, 2 of which overlook the garden and provide access to the veranda, alongside a family bathroom. There is a generous lawned garden at the front with a pathway at the side which provides pedestrian access to Tavistock Road at the front. The garden features a pond with a range of mature plants, shrubbery and trees. There is a shed at the bottom of the garden alongside additional garden at the side with a door into the basement. The property is offered for sale with no onward chain.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling

Directions

The postcode to the property is PL15 9HB. From our office continue on Hurdon Road towards Tesco. Proceed over the double roundabout into Tavistock Road where the property will be seen on your left hand side.

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Entrance Hallway

Bedroom 2
12'0" x 12'0" (3.66m x 3.66m)

Bedroom 3
14'6" x 12'0" (4.42m x 3.67m)

Bathroom
7'8" x 6'0" (2.36m x 1.83m)

Bedroom 1
10'10" x 12'0" (3.31m x 3.68m)
3.31m extends to 3.65m

Living Room
16'1" x 12'3" (4.92m x 3.74m)
3.74m narrows to 3.12m

Kitchen
14'6" x 6'5" (4.43m x 1.98m)

Breakfast Room
9'3" x 6'5" (2.84m x 1.98m)

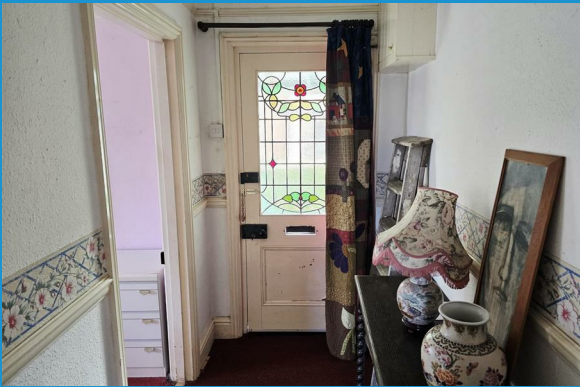
Lean To
10'0" x 5'0" (3.06m x 1.54m)

Basement
18'6" x 12'1" (5.64m x 3.69m)

Services
Mains Electricity, Water, Gas and Drainage.
Council Tax Band C

AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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